

# Exhibit L

Recording Requested By:  
Chicago Title Company

When Recorded Mail to  
And Mail Tax Statements To  
William M. Campbell, III and Christine  
Campbell  
1250 Wynn Road  
Pasadena, CA 91107

Escrow Number: 160-455016-SD  
Title Number: 112209786

APN: 5860-029-005  
Property: 1250 Wynn Road, Pasadena, CA 91107

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

## GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax \$4,015.00

x Computed on the full value of the interest or property conveyed;

       Computed on the full value less value of liens or encumbrances remaining at time of sale

       Unincorporated Area   x   City of   Pasadena  , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Bing Chu, a single man and Sandy Hsiaowen Chu, a widow, as joint tenants**

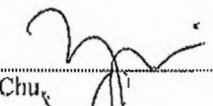
hereby GRANT(S) to

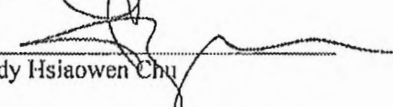
**William M. Campbell, III and Christine Campbell, husband and wife, as community property with right of survivorship**

the following described real property in the City of Pasadena, County of Los Angeles, State of California:

*SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF*

DATED: June 17, 2022

  
Bing Chu.

  
Sandy Hsiaowen Chu

**SANDY HSHIAOWEN CHU**

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed

Escrow No.: 160-455016-SD

Page 1 of 3

Notary Acknowledgement attachment to Grant Deed dated June 17, 2022, executed by Bing Chu and Sandy Hsiaowen Chu  
Property Address: 1250 Wynn Road, Pasadena, CA 91107

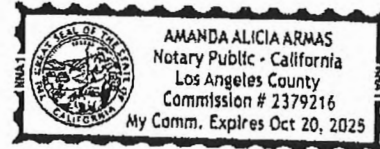
Date: June 17, 2022

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California  
COUNTY OF Los Angeles  
On June 20, 2022 before me, Amanda Alicia Armas A Notary Public personally appeared  
Bing Chu & Sandy Hsiaowen Chu who proved to me on  
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged  
to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.  
WITNESS my hand and official seal.

Signature [Signature] (seal)



**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

**PARCEL 1:**

THE WESTERLY 155 FEET OF THE SOUTHERLY 10.50 FEET OF LOT 9 AND THE WESTERLY 155 FEET OF LOT 8, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY MAP RECORDED IN BOOK 59, PAGES 1 AND 2 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF THE RANCHO SANTA ANITA.

EXCEPTING THEREFROM THE SOUTHERLY 15.50 FEET OF SAID PORTION OF LOT 8.

SAID LAND IS SHOWN AS LOT 21 ON RECORD OF SURVEY RECORDED IN BOOK 69, PAGE 38 OF RECORD OF SURVEYS.

SAID LAND IS ALSO SHOWN AS LOT 23 ON OFFICIAL MAP OF PORTION OF PASADENA RECORDED IN BOOK 4, PAGE 34 OF OFFICIAL MAPS.

**PARCEL 2:**

AN EASEMENT FOR ROAD AND UTILITIES, FOR USE IN COMMON WITH OTHERS, OVER WYNN ROAD AND OVER TREVAN ROAD EAST OF WYNN ROAD, AS SHOWN ON SAID MAP.

**PARCEL 3:**

A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES OVER THE SOUTHERLY 10 FEET AND THE EASTERLY 6 FEET OF LOT 5, AS SHOWN UPON SAID RECORD OF SURVEY MAP, TOGETHER WITH THE RIGHT TO DEDICATE SAID EASEMENT.

**PARCEL 4:**

A NON-EXCLUSIVE EASEMENT FOR SEWER PURPOSES OVER THE EASTERLY 6 FEET FOR LOT 5 AND THE WESTERLY 4 FEET AND THE SOUTHERLY 10 FEET OF LOT 6, AS SHOWN ON SAID RECORD OF SURVEY MAP, TOGETHER WITH THE RIGHT TO DEDICATE SAID EASEMENT.

This is a true and certified copy of the record  
if it bears the seal, imprinted in purple ink,  
of the Registrar-Recorder/County Clerk

NOV 21 2023

*Deane C. Lavin*

REGISTRAR-RECORDER/COUNTY CLERK  
LOS ANGELES COUNTY, CALIFORNIA

